

Los Angeles County
Department of Regional Planning

Green Zones Program Stakeholder Meeting

SOYEON CHOI

SEPTEMBER 12, 2016



Agenda

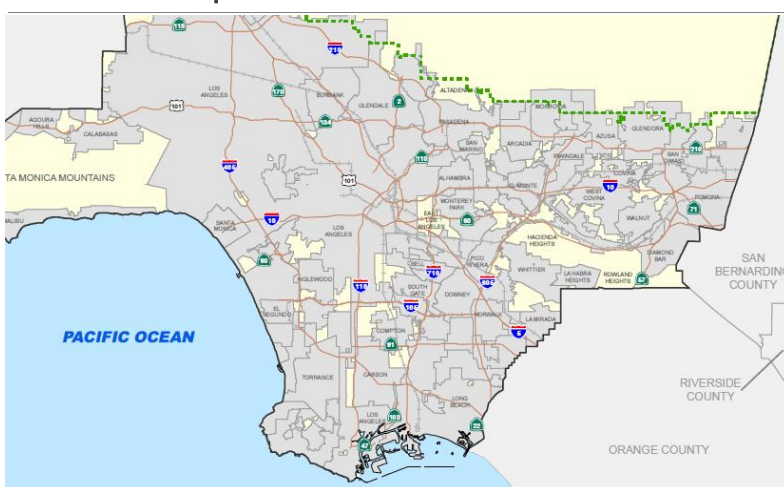
- “ County Unincorporated Areas
- “ Green Zones Overview
- “ Green Zones Framework
- “ Updates on Concurrent Efforts
- “ Discussion: Businesses of Concerns
- “ Timeline / Next Steps



Unincorporated Area



Unincorporated Area



Green Zones Overview

- “ A part of General Plan Implementation
- “ Approaches environmental justice(EJ) from land use perspective
 - “ City of LA’s Clean Up Green Up
- “ Aims to reduce, mitigate and prevent adverse impact from toxic pollutants



EJ and Land Use

- “ Land use incompatibility



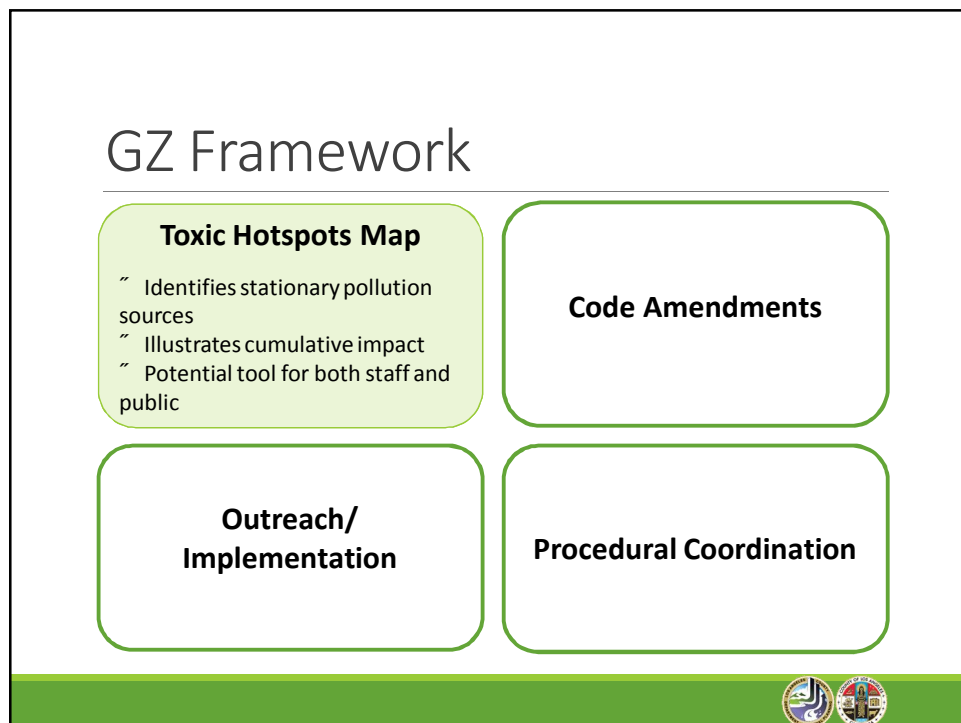
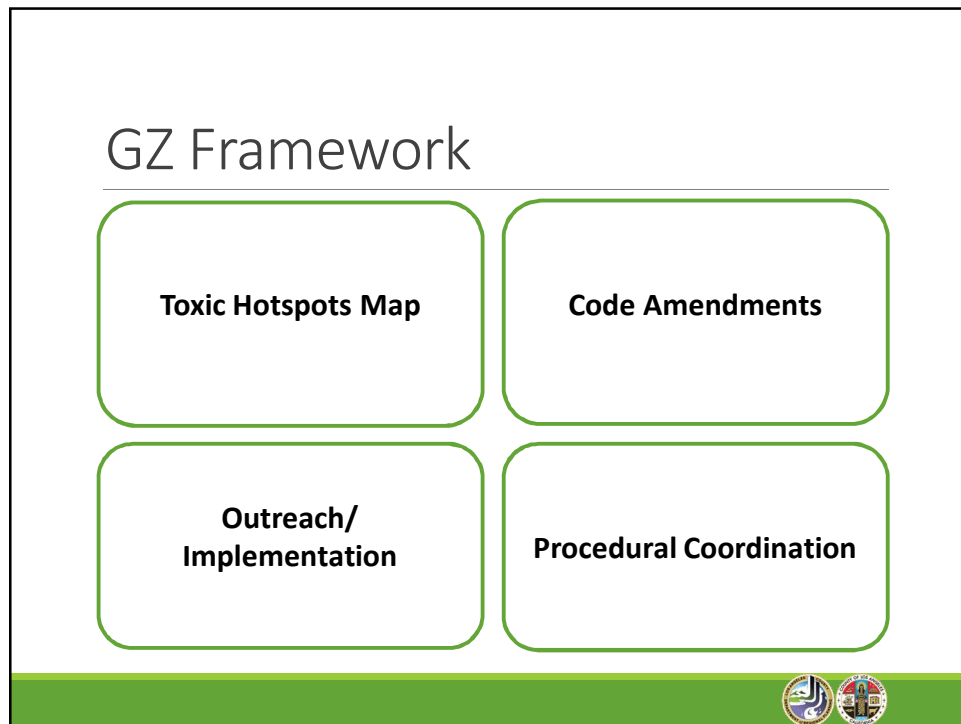
EJ and Land Use



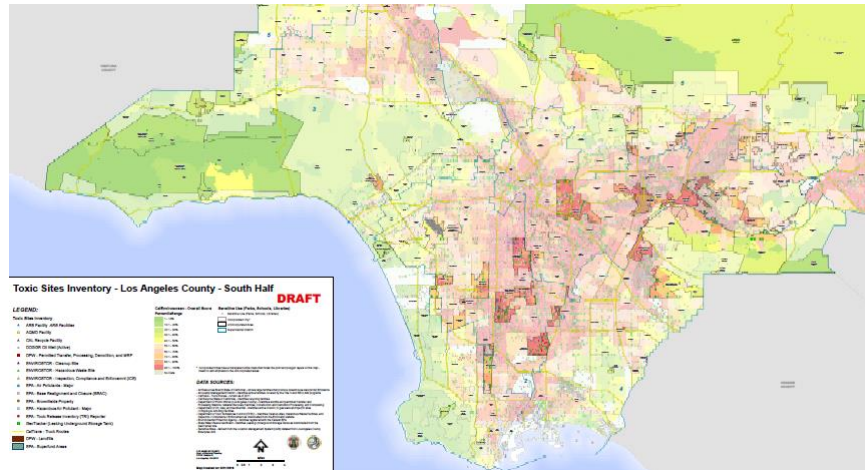
EJ and Land Use

- “ Land use incompatibility
- “ Development project review process
- “ Redevelopment on contaminated sites
- “ Coordination among agencies and departments

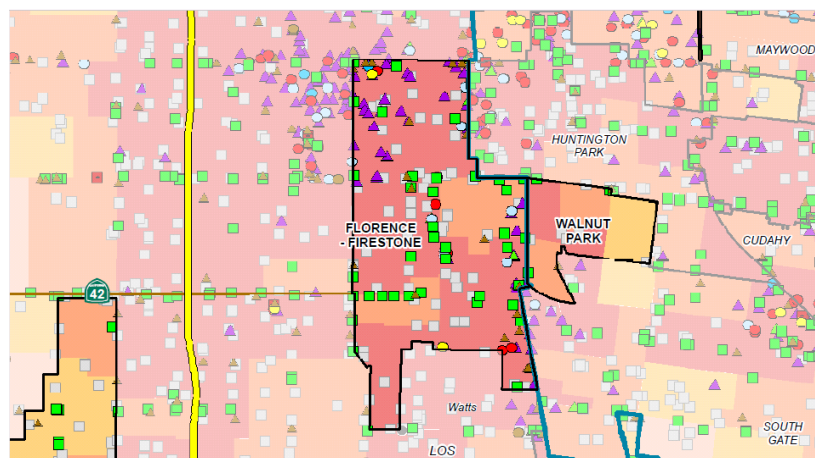




Toxic Hotspots Map (Draft)



Toxic Hotspots Map (Draft)



GZ Framework

Toxic Hotspots Map

- " Identifies stationary pollution sources
- " Illustrates cumulative impact
- " Potential tool for case processing

Code Amendments

- " Apply to new facilities or those with min. 50% improvements
- " Additional requirements for both pollution sources and sensitive receptors.

Outreach/ Implementation

Procedural Coordination



GZ Framework

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Code Amendments

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Outreach/ Implementation

Procedural Coordination

- " Identify existing facilities (small businesses/ noncompliance)
- " Identify and close gaps for permitting procedure
- " Support for small businesses



GZ Framework- Procedural Coordination Current Regulations

AQMD

- " Permit to Construct/ Permit to Operate
- " Emission Reduction Credits
- " Title V
- " Other Air Quality Permits

CUPA

- " Hazardous Waste Generator Program
- " Hazardous Materials Management Program
- " Aboveground/Underground Storage Tanks Program
- " California Accidental Release Prevention Program

DPW EPD

- " Underground Storage Tanks
- " Industrial Waste Permit
- " Municipal Separate Storm Sewer System
- " LID Ordinance

DPH

- " Noise Ordinance
- " Local Enforcement Agency



GZ Framework- Procedural Coordination Review Processes

New Facilities / Major Improvement

Permitted by Right

- Minimal standards
- No public notices
- Most of manufacturing facilities in M zones
- Agency referrals, if structures are involved.

Requires CUP

- Public notices and hearing
- Additional standards and conditions
- CEQA
- Agency referrals
- Renewal and inspections

Existing Facilities

- Follow up with each agency for permit renewals
- Change in operation or ownership
- Amortization and nonconforming uses



Businesses of Concerns

" Automobile-related

" Contaminated Sites

" Petroleum-related

" Recycling/landfills

" Metal

" Chemicals

" Warehouse



GZ Framework

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Code Amendments

- " Apply to new facilities or those with min. 50% improvements
- " Additional requirements for both pollution sources and sensitive receptors.

Outreach/Implementation

- " Coordinated enforcement
- " Staff education
- " Public awareness

Procedural Coordination

- " Identify existing facilities (small businesses/ noncompliance)
- " Identify and close gaps for permitting procedure
- " Support for small businesses



Concurrent Efforts

- “ Equity Indicators Tool
- “ Toxic Threat Strike Team
- “ Oil and Gas Strike Team
- “ Recycling and Solid Waste Ordinance



Discussion

“ Automobile

“ Petroleum

“ Metal

“ Contaminated
Sites

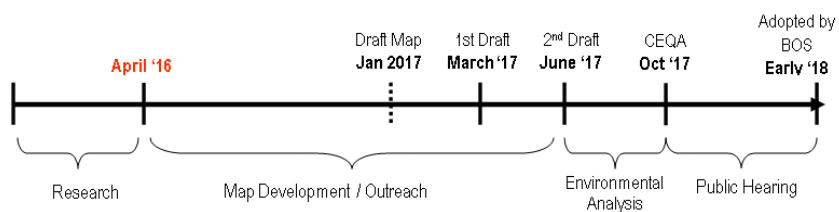
“ Recycling

“ Chemicals

- “ Specific concerns on each type of uses
- “ Desirable land use regulations and mitigation measures
- “ Land use review process
- “ Areas of concentration
- “ Relationship between businesses and community



Timeline



Next Steps

- “ Refine Toxic Hotspots Map
- “ Community Outreach
- “ Continue discussion with Inter-Agency Coordinating Committee
- “ Development Standards for Zoning Code Amendment



Contact Us

Department of Regional Planning

General Plan Development & Housing Section

(213) 974-6417

Soyeon Choi

schoi@planning.lacounty.gov

